

10 Civic Center Plaza
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December 17, 2010

RE: Proposed reconstruction of Vine Street and Seventh Street, City Improvement 10132

Dear Property Owners:

Old man winter struck again on December 16th causing travel problems that may have prevented you from attending the informational meeting. Only two property owners braved the inclement weather and made to the Intergovernmental Center. We certainly understand that many of you were unable to be there.

The Engineering Staff wishes to give you another opportunity to visit with us about the Vine Street project. This meeting will be held:

Tuesday, January 4, 2011 at 6:30 pm
Blue Earth River Room in the Intergovernmental Center
10 Civic Center Plaza (Hickory Street, across from the Verizon Wireless Center)
Free parking available in Mankato Place Ramp adjacent

Included is a page of basic information about the project.

Once again, if you are unable to attend, please feel free to call:

City Engineer Michael McCarty	(387-8643)	mmccarty@city.mankato.mn.us
Department Coordinator Mark Rieber	(387-8633)	mriever@city.mankato.mn.us
Project Designer Todd Wiens	(387-8509)	twiens@city.mankato.mn.us

Please Note: The City of Mankato offices will be closed from Friday, December 24 until Monday, January 3rd. The city offices are closed due to employee time-off without pay as a result of budget reductions.

Thank you for your cooperation, and we hope to see you on January 4th.

Sincerely,

Mark Rieber
Engineering Department
mriever@city.mankato.mn.us

Informational Meeting
December 16, 2010 - 6:30pm
Intergovernmental Center



Vine Street Reconstruction

City Improvement No. 10132

- Anticipate May start – Mid-October Completion
- Final Lift of Bituminous surfacing to be placed in 2012
- Replace vitrified clay Sanitary Sewer pipes dating back to 1921
- Replace 1902 undersized Water Mains
- Services will be replaced to Property Line, if necessary
 - Non-Conforming Services will be assessed within Right of Way
 - Non-Conforming Services may need to be replaced into dwelling
- Trunk Storm Drain System Installed 1982, 48" to 78"
 - Additional Catch Basins installed at most intersections
- 6" Diameter Perforated Drain installed under curb
 - Sump Pump discharge service stub provided to each lot
- Pavement Width Remains as 40 feet wide
 - Riverfront to 2nd narrowed to 40 feet wide (Currently 50')
 - Seventh to end and Seventh will be 36 feet wide
 - On-street Parking on both sides will remain
- Replace Driveway Approaches within Right of Way (Concrete)
 - Unpaved driveways/parking area must be hard surfaced
- Sod and Additional Trees Planted in Boulevard
- Assessment Rate: \$84.00 per Assessable Front Foot
 - Corner Credits and Setback Corrections Applied
 - Assessed 1/3 of frontage (up to 120ft & all over) on longest dimension
 - Credits for Sidewalk & Driveways meeting condition standards
 - Services assessed at actual costs (Averaged to all Properties)
 - Driveways assessed at actual cost and measured area quantity
- Repayment: 10 Years at 4% Interest (Beginning with 2013 Taxes)
 - Billed for payment upon completion in Fall, 2012
 - 15 Years if Over \$5,000 at Owner's Option
 - Senior Citizens (65 & Older) & Disability Deferments Available
- Additional Work at Request of Owner may be added to Assessment
 - Such as Service Replacement, Driveway Construction/Reconstruction

Estimated Project Budget

- Estimated Total Project Cost: \$836,865
- Water Utility Revenue: \$98,142 (11.7%)
- Wastewater Utility Revenue: \$86,054 (10.3%)
- Estimated Special Assessments: \$308,781 (36.2%)
- General Obligation Bonding: \$343,887 (41.8%)